



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RETAIL DEVELOPMENT LAND FOR SALE

\$2,180,140



FOR SALE

802 W. ANTHONY DRIVE

Champaign, IL 61822

109,007 SF

LAND

SALE PRICE

\$2,180,140

PRICE PER SF

\$20.00

TAX PIN

41-20-01-151-032

LOT SIZE

109,007 SF

ACRES

2.502 AC

ZONING

CG – Commercial General

PROPERTY DESCRIPTION

Incredible development site within the North Prospect / North Neil Retail Corridor. This +/- 2.502 acre site is zoned CG - Commercial General and ready for immediate development with all utilities to the site. The site benefits from three curb cuts along Anthony Drive, tremendous visibility and easy accessibility from I-74 and Prospect Avenue and is one of the few remaining development sites of this size and character in the area, which is the primary regional retail corridor in the market.

AREA DESCRIPTION

The area attracts shoppers from a five-county region and 50-mile drive radius, and benefits from the high traffic counts and strong visibility along Interstate 74. Neighboring businesses include the area's major big box stores like Lowe's, Target, Ashley Furniture, and Best Buy, auto dealerships including Ford, Nissan, Mercedes-Benz, Volvo, and Chevrolet, and retailers and restaurants including Chipotle, AT&T, Aspen Dental, Five Below, Advance Auto Parts, Five Guys, and many more.



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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